



MINUTES

City Council - REGULAR Session Meeting

Tuesday, September 6, 2016 North Plains Senior Center 7:00 PM

COUNCIL PRESENT: Mayor David Hatcher; Council President Teri Lenahan;
Councilors: Larry Gonzales, Robert Kindel, Jr., Charlynn Newton,
Sherrie Simmons

COUNCIL EXCUSED: Scott Whitehead

STAFF PRESENT: City Manager Blake Boyles; Library Director Debra Brodie;
Library Director Will Worthey; City Recorder Margaret Reh

OTHER City Planner Heather Austin-3J Consulting; Spencer Parsons-
Beery Elsner and Hammond

1 CALL TO ORDER

Mayor Hatcher called the Regular Session of the City Council to order at 7:00 p.m.

2 PLEDGE OF ALLEGIANCE

Hatcher led the Council in the flag salute.

3 CONSENT AGENDA:

a) Approval of Tuesday, September 6, 2016 City Council Regular Session Agenda
A request was made by staff to move agenda item 9B up on the agenda prior the
public hearings.

b) Approval of Monday, August 1, 2016 City Council Minutes.

*Motion to approve the Consent Agenda with the one change to move agenda item 9B
prior to the public hearings on the 9/6/2016 Agenda. Moved by Councilor Lenahan.
Second by Councilor Gonzales. Motion was approved unanimously.*

4 **PUBLIC COMMENT:** None were forthcoming.

5 PRESENTATION

a) Proclamation Celebrating the 40th Anniversary of the Establishment of the
Washington County Cooperative Library Services.

Debra Brodie presented this proclamation to the Council recognizing the 40th
anniversary of the establishment of the Washington County Cooperative Library
Services (WCCLS). Councilor Lenahan stated how grateful our community is to be a
part of WCCLS and to have such a wonderful library. Hatcher thanked Brodie for the
great work she has done to help us have this library.

*Motion to adopt the proclamation. Moved by Councilor Kindle. Second by Councilor
Lenahan. Motion was approved unanimously.*

- b) Oath of Office-Reserve Police Officer Roy Adams
This item has been postponed until the Chief of Police can be in attendance to conduct the oath.

6 STAFF REPORTS

- a) Library Director's Monthly Department Report
Library Director Debra Brodie introduced the new Library Director Will Worthey to the Council. This will be the last Council meeting that Brodie will be attending. Worthey will be attending each Council meeting as he is a full time employee. Worthey shared a few words with the Council and explained his accent. The Council welcomed Worthey with applause.
- b) Chief of Police Monthly Department Report
Interim Chief of Police is attending DPSST Police Academy.
- c) Public Works Director's Monthly Department Report
Boyles presented his report in written form, which was included in the Council packet. Due to the full schedule of this meeting, Boyles had nothing to add at this time.

7 NEW BUSINESS:

- a) Adopt Resolution No.1954 Authorizing Extraterritorial Water Utility Service Outside City Limits due to Health Hardships

(This agenda item was heard prior to the public hearings as noted in the Consent agenda motion)

Boyles presented the staff report. Paul Coussens had spoken with Boyles regarding contaminated water on his property. The property is located 8200 NW Glencoe Road. Coussens is seeking water service from another source other than a contaminated well. Coussens has submitted a written water application, under the name of R&R Coussens Investments, Inc., for water usage and has requested to be hooked up to our water line from Hillsboro.

Boyles has been in contact with the Joint Water Commission (JWC) regarding this issue. JWC has approved this transaction. Boyles has also contact legal and has received direction to enter into an agreement with R&R Coussens Investments, Inc. and the criteria that should be included in that agreement.

Boyles listed the costs associated with this transaction, which includes application fee, deposit, meter drop in fee, SDC fees, JWC fees. Coussens is in agreement with all these costs.

There are five houses on this property that are currently sharing the same well that has become contaminated. These five homes will be sharing one utility meter.

Paul Coussens, 8200 NW Glencoe Road, has no problems with the requirements put before him for this connection. This agreement will be for the five existing homes on the property.

Boyles stated the connection will be simple. There is an existing manual air release valve that could be converted to a water and meter connection.

This agreement would be submitted to Washington County and would be ongoing. The agreement would be attached to the title. The agreement would include a consent to be annexed to the city limits when that time comes.

Hatcher is concerned that the Council was approached a few years ago by someone wanting water and they were denied. He is also concerned that other developments will start asking for water once they find out the water line goes right by their property.

This would be offered to an existing residential property that is having a health hardship. This is a different situation of something that has been here for a long time and the well is failing.

Council wants more research done on the past agreement that was presented. They want to understand why it was denied previously and to follow the same rules as previously applied.

Staff will research the past decision and present it to the Council at the September 19, 2016 meeting.

8 PUBLIC HEARING:

- a) Resolution No.1950 Street Light Replacement in Sunset Ridge Development.
(Continued from August 1, 2016 City Council meeting)

Boyles explained that a meeting is scheduled on September 22, 2016 with the Finance Manager Rachael Lembo, the Sunset Ridge HOA and Boyles to discuss the options the residents of Sunset Ridge may want to take with the street light issue. So in light of this, staff is asking to open the public hearing and continue the public hearing until the next Council meeting on October 3, 2016.

Hatcher opened the continued public hearing on Resolution No.1950 at 7:27 p.m.

Motion to continue the public hearing regarding Resolution No.1950 to a date certain of October 3, 2016 dependent upon the review and selection of an option by the Sunset Ridge HOA board.

Moved by Councilor Lenahan. Second by Councilor Simmons. Motion was approved unanimously.

- b) File No.16-073 Review of Municipal Code Chapter 16.045 Neighborhood Community (NC) Zone.

The order of business was read into record. Two legislative public hearings were scheduled.

This first public hearing was for File Number 16-073 in which the City of North Plains requested approval to amend text of the Zoning and Development Chapter 16.045

Neighborhood Community which is the zone for the proposed annexation areas, and 16.005 Definitions.

City Planner Heather Austin presented the staff report. This report was included in the Council Agenda Packet. The Planning Commission completed a thorough review of the entire chapter and some members of the development committee provided feedback to staff and also during the public hearings throughout. There was a great deal of discussion during that process. The proposed recommendations from the Planning Commission takes the Neighborhood Community zone and emphasizes the master planning that would go on with any application and the need to have a phasing plan included. The NC table included in the chapter lists the lot configuration standards was the focus for much of the discussions.

Austin directed Council to page 36 of 179 in the agenda packet and reviewed the Table NC-1 with the Council. Building types were reviewed along with the minimum lot sizes for each type and the style of home that could be built on that lot. Austin explained the changes the Planning Commission suggested regarding maximum lot coverage for impervious surface which is reflected in the Table.

Austin explained an issue had come up since the Planning Commission hearing. For consistency sake throughout the code, the PC changed definition of lot coverage in the NC zone. It used to be just the building, now it includes all impervious surfaces. This severely affects the single family alley loaded homes. These lots have a minimum lot size of 1850 sq. ft. If they are restricted to the 60% maximum coverage that would only be 1100 sq. ft. which would have to include the foot print of the dwelling, plus patio, driveways and pathways. The single family front loaded lots are also facing similar restrictions. It is a larger lot, but you are dealing with the 400 sq. ft. of driveway being included in the impervious surface.

Staff recommends increasing the maximum lot coverage for single family alley loaded lots to be 80% and Single Family-Front Loaded to be increased to 70%. The rest of the Table would remain the way the Planning Commission submitted for recommendation. Planning Commission recommendation was based on staff recommendation, conversations and discussions at public hearing, and public testimony. Austin explained the master planning process will be when flexibility will be worked into the plans. But that comes later in the planning process.

Lenahan inquired of the suggested change to 16.045.040 C1. It reads "The density of the north and east expansion areas are calculated independently of one another." It was suggested to change it to read "The density of each expansion areas are calculated independently of one another."

Mayor Hatcher opened the public hearing at 7:49. There was no public testimony on this subject at this meeting. Hatcher closed the public hearing at 7:50.

Motion to direct staff to create an ordinance to accept these changes on File No. 16-073 the review of Municipal Code Chapter 16.045 Neighborhood Community (NC) zone and 16.005 Definitions, recommended by the Planning Commission. The

ordinance would also include the changes of the impervious lot percentages outlined on Table NC-1 discussed tonight. The Table would show increasing the maximum lot coverage for single family alley loaded lots from 60% to 80% and single family-front loaded to be increased from 60% to 70%, as proposed by staff. The ordinance will also reflect the change to 16.045.040 C1 from how it reads now as "The density of the north and east expansion areas are calculated independently of one another" to now read as "The density of each expansion areas are calculated independently of one another."

Moved by Councilor Kindel. Second by Councilor Simmons. Motion was approved unanimously.

- c) File No.16-072 Marijuana Facilities Code Revisions. Changes to Municipal Code Chapters 16.040 General Commercial District (C-2) and 16.055 General Industrial District (M-2).

This was the second legislative public hearing for the evening. File Number 16-072 in which the City of North Plains requested approval to amend text of the Zoning and Development Chapters 16.040 C-2 Highway Commercial and Chapter 16.055 M-2 General Industrial to address the issue of the placement of marijuana facilities within the city limits of North Plains.

Heather Austin presented the staff report which included a historical perspective of the steps staff, Planning Commission and the Council have taken so far with the marijuana issue since the passage of Measure 91 legalizing marijuana on November 4, 2014. There is a current ban of marijuana facilities locating within the city limits until November 7, 2016.

Prior to opening the public hearing, Mayor Hatcher stated he only wanted to hear testimony regarding the zoning of marijuana facilities. This was not the place to speak if you wanted marijuana facilities in North Plains or not.

Hatcher opened the public hearing at 8:01 p.m.

Andy Nelson, 31819 NW Loftis Lane, North Plains, OR 97133 distributed a matrix to the Council to review. This matrix included the varying buffers for parks and residential areas which neighboring cities are incorporating in their code to accommodate marijuana facilities. Nelson commented on the family friendly aspect of the community. He stated allowing these facilities doesn't fit in with the 2035 vision statement of North Plains.

Adrian Carbine, 16401 NW Pumpkin Ridge Road, North Plains, OR 97133 introduced himself to the Council. Carbine stated his main interest is making sure zoning regulations allow the character of the town to remain interesting and unique but not drive away family interest nor that we allow certain businesses degrade the environment. Carbine reminded the Council of a drug related accident in August 2010 near Horning's Hideout on Pumpkin Ridge Road that affected his family and those that live nearby. Kris Carbine, 16401 NW Pumpkin Ridge Road, had submitted written testimony including this story in more detail. A copy was distributed to the Council. *(Recorder's note: a copy of K. Carbine's testimony will become a part of the*

approved minutes for this meeting).

Jeff Jensen, 515 NW Saltzman Road, Portland, OR, 97229 owner of North Plains RV and Storage stated he owns property in the M-2 Industrial zone. He encouraged the development of code language for conditional uses in the industrial zone. This enables the city to have more options when various applications come before the boards. He suggested to not preclude production growing in the industrial area. He is not personally looking to use his property for this but believes the M-2 and C-2 should be protected to possible allow for marijuana production going forward. Jensen encouraged Council to follow the staff report and allow these types of use to go forward based on controls being set up with the conditional use code.

There were some written comments submitted to Council that had requested they be read into record. Blake Boyles stated that most of the statements submitted were not regarding zoning but were comments stating they did not want to see these facilities in the city. Discussion ensued. The City's legal representative, Spencer Parsons stated it was not necessary to read the documents into record, but since they requested they go into record, Council could direct staff to enter the comments into the record as an attachment to the minutes to satisfy all participatory requirements.

Discussion ensued regarding how deep the buffers can be extended. Care must be taken to not enter into a situation where so many restrictions are placed in the code that prevents a location of a facility from a practical standpoint. The Planning Commission worked diligently on finding locations that would work in the community.

Discussion ensued regarding the decision to opt out of the program to allow marijuana facilities. It is too late for this round as it has to be done with a general election during even years. The decision to opt out must be referred to the voters. This could happen in the next cycle. Discussion ensued.

John Elmers, 11157 Empress Place, North Plains, 97133, introduced himself to the Council. His family loves North Plains. His family used to live close to an adult bookstore and it was an issue when they drove by it. He wants to see North Plains be known as a family friendly town.

Closed the public hearing at 8:35

Austin directed the Council to page 103 of 179 which contains a map with the buffers drawn in. Staff was asked to identify any residential property within 100 feet of a potential site. LaBonte asked for this to be added to the buffer map. The area identified for retail type uses is on Glencoe Road, roughly between Pacific and Kaybern. Discussion ensued regarding buffers, structures, zoning boundaries and lot lines.

Discussion ensued regarding what constitutes a solid structure. Production facilities must be within a permanent hard sided structure. Austin will research and follow up with the Council regarding if metal buildings are considered a permanent hard sided structure. Austin stated that a metal building would pass the design standards of the

present day code.

Motion in reference to File No.16-072 to approve the Planning Commission's recommendations as presented by staff and adding a 100 foot residential buffer to the map and direct staff to prepare an ordinance for Councils review and acceptance.

An updated map with the residential buffer will be included with the ordinance.

Moved by Councilor Lenahan. Second by Councilor Simmons. Motion was approved unanimously.

9 NEW BUSINESS: (Continued)

- a) Adopt Resolution No.1953 Authorizing City Manager to enter into a real property purchase agreement with the estate of Floyd Vandomelen to acquire certain real property in the amount of \$694,290, and to execute all closing documents required to complete such transaction

City Manager Blake Boyles presented the staff report. Hatcher had Boyles review the negotiating process for the purchase of the property with the Council. This property will be purchased with water funds and have already been approve in the 2016-17 Budget. Brief discussion ensued.

Motion to adopt Resolution No.1953. Moved by Councilor Lenahan. Second by Councilor Simmons. Motion was approved unanimously.

- b) Review of the July 2016 check register.

No questions asked at this time.

10 ORDINANCES:

- a) First Reading
Introduction, first reading, and adoption of Ordinance No. 429— An Ordinance Consistent with ORA 373.270(6) Requesting Washington County Surrender County Jurisdiction of and over a Portion of NW 307th Avenue to the City, and declare an emergency.

Boyles presented the staff report. This was more of a housekeeping issue than anything else. Council had approved this transfer by resolution. Staff found out this should have been approve by ordinance. In order to expedite this ordinance it was suggested to declare an emergency. The posting and appropriate noticing was completed.

Motion by Lenahan. Second by Simmons to read Ordinance No.429 for first reading by title only. Motion was unanimously approved.

Mayor Hatcher read the ordinance by title for the first time.

Motion by Lenahan. Second by Simmons to read Ordinance No.429 for the second reading by title only and declare an emergency. Motion was unanimously approved.

Mayor Hatcher read the ordinance by title for the second time.

Motion by Simmons. Second by Kindel to adopt ordinance No.429. Motion was unanimously approved.

- b) Second Reading
None Scheduled

11 CITY MANAGER REPORT

Boyles stated everything he had to report was present in his weekly reports to Council. A welcome reception for Will Worthey is on Friday, September 16, 2016 from 5-7 p.m. Debbie Brodie's farewell reception will be held on Friday, September 30, 2016 from 5-7 p.m. Council is encouraged to attend both functions.

12 COUNCIL REPORTS

Hatcher had a question regarding the earlier conversation regarding the extraterritorial water issue. He wanted confirmation that this contract would be attached to the deed. Discussion ensued.

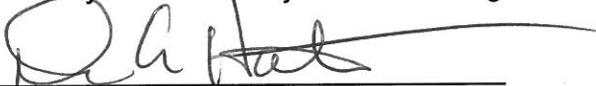
Simmons will be absent from the September 19, 2016 Council meeting.

Councilor Kindel inquired if the Council would be willing to show their support for the TVF&R merging with Washington County Fire District. Kindel asked if they would be willing to show their support in the voter's pamphlet. If so, do they want to do this as individuals or as a Council? Kindel was asked how the fire department is leaning toward this merger. Kindel stated it is a positive direction. It used to be when a truck left the house, there were two firefighters on the truck, now there are three. TVF&R is applying for a grant to have four on a truck. TVF&F is willing to maintain the four per truck even after the grant has expired. Discussion ensued.

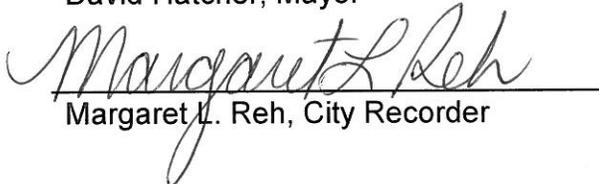
The Council is willing to support this on an individual basis.

13 ADJOURNMENT:

Mayor Hatcher adjourned the Regular Session of the City Council at 9:26 p.m.



David Hatcher, Mayor



Margaret L. Reh, City Recorder

Date Approved 09/19/2016

Buffer zone comparison

| Buffer Zone (ft) | | | | |
|------------------|--|-------------------------|-------------|---|
| City | School | Park | Residential | Source |
| Banks | 1000 | 500 | 400 | Jolynn Becker, City Planner |
| Cornelius | Medical only, temporary ban on recreational | | | |
| Forest Grove | 1000 | 0 | 0 | Jon Holan, Community Development Director |
| Hillsboro | 1000 | 1000 | 100 | https://www.hillsboro-oregon.gov/modules/showdocument.aspx?documentid=9297 |
| Newberg | 1000 | 1000 | 0 | http://www.newbergoregon.gov/sites/default/files/fileattachments/planning/page/5200/sup |
| Roseburg | 1000 | 500 | 200 | Brian Davis, City Planner |
| Scappoose | Medical only, temporary ban on recreational | | | |
| Sherwood | 1000 | 1000 | 0 | http://www.sherwoodoregon.gov/planning/page/medical-marijuana-regulation-information |
| St Helens | Unclear from website if rules are for medical only, or include recreational. No answer at planning dept. | | | |
| Yamhill | 1000 | None within city limits | | Karen Goh - City Hall |

Margaret Reh

From: Andy Nelson <orenconelson@gmail.com>
Sent: Tuesday, September 06, 2016 10:13 AM
To: Margaret Reh
Subject: RE: Proposed marijuana facility buffer zones

31819 NW Loftis Lane
North Plains, OR 97133

On Sep 6, 2016 9:36 AM, "Margaret Reh" <Margaret@northplains.org> wrote:

Hello Andy and Mara Nelson:

Thank you for submitting your comment for City Council.

Could you please provide your address for the Council and the public record.

Thank you.

Margaret L. Reh

City Recorder

City of North Plains

503 647-5555

31360 NW Commercial Street

North Plains, OR 97133

margaret@northplains.org

www.cityofnp.org

Messages to and from this e-mail address may be subject to disclosure under Oregon Public Records Law.



From: Andy Nelson [mailto:orenconelson@gmail.com]
Sent: Monday, September 05, 2016 2:50 PM
To: Margaret Reh
Subject: Proposed marijuana facility buffer zones

Dear City Council,

We are writing to express our concern over the proposed code changes for marijuana facility buffer zones. Since moving here we have loved the strong community and emphasis on family-friendly events that are emphasized in the 2035 Vision Statement. The proposed changes run contrary to what makes this a great place to live.

The purpose of the buffer zones is to keep these businesses away from areas where children gather. As written the zones would enable this business and potentially others to be established in close proximity to the popular LaMordden park, school bus stops, and a residential area full of families with small children. The city has neglected to include any buffer for residential areas with the currently proposed code.

The recommended buffer should be extended to:

- 1000 ft from schools
- 500 ft from parks, city or private, as well as libraries, and areas designated as open spaces or public reserves
- At least 200 ft from any area zoned as residential.

The current recommendation appears to be tailored to the desires of a business with no vested interest in the community which you serve. We strongly encourage the city to pass regulations that prioritize the safety of children and reflect the community oriented, family-friendly values of its citizens.

Thank you,

Andy and Mara Nelson

Margaret Reh

From: Kris Carbine <kriscarbine@gmail.com>
Sent: Tuesday, September 06, 2016 10:09 AM
To: Margaret Reh
Subject: RE: Marijuana public hearing

My husband will be there and is planning on speaking

16401 nw pumpkin ridge rd
North plains

On Sep 6, 2016 9:48 AM, "Margaret Reh" <Margaret@northplains.org> wrote:

Hello Kris:

Thank you for your submission for the City Council. It will be presented to the Council.

Could you please provide your address for the Council and the public record?

Thank you.

Margaret L. Reh

City Recorder

City of North Plains

503 647-5555

31360 NW Commercial Street

North Plains, OR 97133

margaret@northplains.org

www.cityofnp.org

Messages to and from this e-mail address may be subject to disclosure under Oregon Public Records Law.



From: Kris Carbine [mailto:kriscarbine@gmail.com]
Sent: Monday, September 05, 2016 7:29 PM
To: Margaret Reh
Subject: Re: Marijuana public hearing

BTW, the accident happened in Aug. 2010

Here is a picture of some of our traumatized children.

On Mon, Sep 5, 2016 at 7:21 PM, Kris Carbine <kriscarbine@gmail.com> wrote:

Hi Margaret,

It's amazing to see that you are still involved in our city gov't! I probably can't attend tomorrow, I have another meeting at the same time.

However, I'm very concerned about this attempt to change code laws to allow a marijuana store in our nice town. My concerns with the placement of this marijuana store as you enter our town, is that it is too visible, it is right next door to hundreds of children and parks, it's on the only road which leads to glencoe HS, so students at Evergreen and GHS will see it every single day. It could increase DUI's in town and more crime. It will bring people into our community which are not there to strengthen and help our city, but possibly they will harm some of us. This will give our town an entirely different feel. Not to mention that people coming into the nice Pumpkin Ridge Golf course tournaments and to golf, may be put off by it.

Our family lives close to Horning's Hideout on Pumpkin Ridge Rd. They have many concerts each year, which have upwards of 5,000+ people who travel our narrow, windy road to these concerts and the Warrior's event in Sept. There are constantly bicyclists on Pumpkin Ridge Rd and there is nowhere for them to go, there is no shoulder. This is already a dangerous road, without the bicyclists, but imagine the further harm when those concert goers have picked up their Marijuana in town. I am an avid bicyclist as well, but I won't bike Pumpkin Ridge Rd. Our town is known to be a hub for many bicycle riders from all around. This will take away the quaint feeling we have in town.

I have evidence of how increased drugged people have affected our family. Years ago we were traveling with our RV down Pumpkin Ridge Rd and had just turned on to Shadybrook Rd and I saw a line of concert goers coming down the road. There was one which slowly started to cross the center line and was careening

straight towards us for a head on collision. We have a 36" RV and we had 9 family members and a friend riding with us to a church campout. Much to my astonishment, no one was in the driver's seat! I knew if we hit head on that there would be fatalities. I slowed to 3 mph and then decided to do the only thing possible, I put the RV in the ditch which runs parallel to the road. By taking this evasive action, he hit the back wheels and basement of the RV, I was tipped over now, and he bounced off of us and totaled the van which was behind us. No one was seriously injured thanks to the Lord. However, this guy bounds out of his car, with only shorts on and is wild-eyed and hyped up. I go to hug him to see if he's alright, but also to get a whiff of him and he stunk to high heaven of weed. He took off running and that lasted 4-6 hours before the police found him. His backpack was filled with weed and paraphernalia, etc.

This resulted in a \$16,000 loss for our family as we repaired the RV, not to mention the trauma to our kids. (To this day, my 24 year old daughter doesn't want to ride in the RV.) The High driver only spent a night or two in jail. We had court and he was supposed to pay us back and we never heard from him again. It wasn't even his car and he didn't have a license!

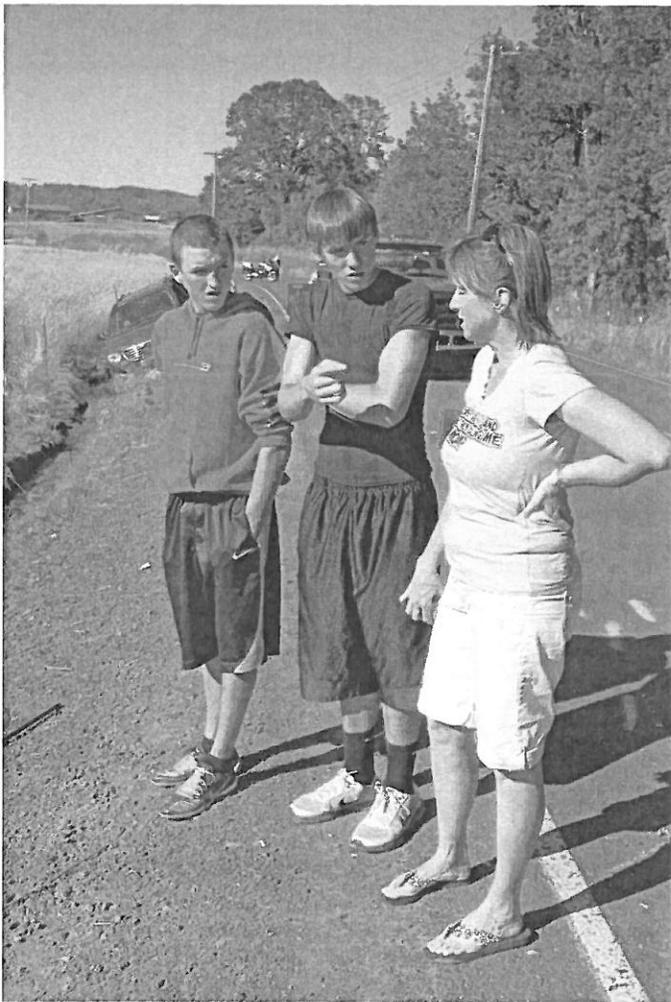
I can't imagine how these kinds of experiences will increase for our community and I see it as dangerous and not a family friendly store. There are many other locations they can find, that aren't in the middle of a quiet, nice town. Please, don't allow them to come here! Our town will never be the same!. Thank you.

--

Take care,
Kris Carbine

--

Take care,
Kris



Margaret Reh

Subject: FW: Marijuana Municipal code

Hi!
Thank you.
Feel free to read it aloud too:-)

10142 NW CURTIS ST
NORTH PLAINS

From my Android phone on T-Mobile. The first nationwide 4G network.

----- Original message -----

From: Margaret Reh
Date: 09/06/2016 9:45 AM (GMT-08:00)
To: Kristin & Kent Gardner
Cc: Blake Boyles
Subject: RE: Marijuana Municipal code

Hello Kristin:

Thank you for submitting your comment for City Council.

Would you please provide your physical address for the Council and the public record?

Thank you.

Margaret L. Reh, City Recorder

City of North Plains

margaret@northplains.org

www.cityofnp.org

Messages to and from this e-mail address may be subject to disclosure under Oregon Public Records Law.

From: Kristin & Kent Gardner [mailto:k_kgardner@yahoo.com]
Sent: Monday, September 05, 2016 3:44 PM
To: Margaret Reh
Subject: Marijuana Municipal code

The proposed changes with regard to distance between any marijuana growing/distribution establishment and the residents of our city as stated are unacceptable.

First, no stipulation has been set forth between marijuana selling establishments and residential areas. Secondly, the proposed distances are not wide enough.

I suggest a buffer of 2000 feet (1000 more than currently suggested) from all schools AND residential areas and 1000 feet from all parks.

North plains is not a blip on the way to the coast. We are not a stop over to refuel on gas, fast food and marijuana. We are a thriving, caring community. North plains is on the verge of a business growth spurt. Consider the businesses (not to mention the families) who take one drive down Glencoe, see a gas station, a Subway and a pot store and think they've got North Plains figured out. We are better than this. And we as residents deserve the buffers I've suggested above (in the very least).

In addition, I ask for our elected representatives to consider the ramifications of increased accessibility for our youth. Simply put, how is this business a benefit to our community?

Thank you for your time and effort.

Best,

Kristin

Sent from Yahoo Mail for iPad

To: Margaret Reh

Subject: Public comment on marijuana municipal code

Hi Margaret,

Attached is my comment about the marijuana municipal code for City Council for their meeting on Sept. 6.

I wish I could be there, but I can't make it. How does it work with an emailed comment? Is it read aloud in the meeting or just distributed in advance to the Council?

Thanks!

Joanna

Margaret Reh

From: Joanna Orgill <joanna.lee7@gmail.com>
Sent: Tuesday, September 06, 2016 10:23 AM
To: Margaret Reh
Subject: Re: Public comment on marijuana municipal code

I would love if it could be read. Thanks!

On Tue, Sep 6, 2016 at 9:08 AM, Margaret Reh <Margaret@northplains.org> wrote:

Normally it is just distributed to the Council. If you want to send someone to read it into record for you, that is an option. If you want it read into record and not just distributed, staff could read it upon your request.

Thank you.

Margaret L. Reh

City Recorder

City of North Plains

[503 647-5555](tel:5036475555)

31360 NW Commercial Street

North Plains, OR 97133

margaret@northplains.org

www.cityofnp.org

Messages to and from this e-mail address may be subject to disclosure under Oregon Public Records Law.



From: Joanna Orgill [mailto:joanna.lee7@gmail.com]
Sent: Sunday, September 04, 2016 10:50 PM

Submitted by resident Joanna Orgill -Marijuana Facility Code Changes

When we moved to Oregon and chose where to live, the picturesque appearance of Glencoe road drew me in. With its tree lined, bright, welcoming look, flanked by sidewalks and a sign declaring "City to the Sunset," I was sold on North Plain's small town feel. North Plains is a desired location to live for a reason.

The proposed changes to the code for marijuana facilities significantly impacts the city and disrupts the city vision. Our city is not large, and any added business is a high profile addition. The careful location of marijuana facilities is of utmost importance. I propose that we strengthen the language in the code to increase the buffer from not just schools and Jessie Mays, but from all parks to 1000 ft, and to establish a similar buffer from residential zones. I further propose that no marijuana facility be allowed to be established on Glencoe road, as this is the first and front image of our city to any incoming visitors or residents.

The distance of the buffer zone is critical code change. Many commercial zones in the city abut high-density residential zones. Any business added to commercial zones will be very visible and high profile to all residents, including a large population of children. We are a city of families. A city of long-time residents, and a city of growth. We need to establish guidelines to protect our citizens and children, not cater to businesspeople looking within our borders simply to make a profit. Our town is small, and if our code reflects guidelines that do not currently permit establishment of certain facilities, this is not subversive, but merely a function of space. Opportunities for establishment of marijuana facilities may present themselves as the boundary of our town expands. However, we cannot make weak changes to city code to appease business ventures that directly puts the future of our residents at risk. Instead, we must implement a wide buffer of 1000 ft from all parks, schools, and residences.

In addition, I feel that the code language should reflect that no business of sale or growth of marijuana be allowed along Glencoe road. As we curate our city's image, it is imperative that North Plains not be known for marijuana. We want our city to be known for its small town feel, strong communities, public events, and beautiful scenery. Not the ideal pot stop before going to the beach. We don't want to attract patrons from "far and wide" to our city for the purpose of purchasing marijuana. Moreover, the presence of a marijuana shop on Glencoe would be passed daily by families, children, and school busses. The American Academy of Pediatrics discourages the use of marijuana by adults in the presence of minors because of the important influence of role modeling by adults on child and adolescent behavior. Any marijuana facility added to North Plains will be very visible and model to minors the sale and use of marijuana. An example of this lies in the established smoking vape shop on Glencoe road. Kids see signs advertising products and even customers using the products outside of the store. This is damaging to child development. A marijuana business along Glencoe road would be unsightly and a detrimental first impression of North Plains.

I strongly feel that for the long-term positive growth of our city, prevention of exposure to children, and safety of all our citizens, careful code guidelines regarding marijuana facilities need to be established. I urge the council to consider a buffer of at least 1000 ft from all parks and residences and the inability to establish a marijuana facility on Glencoe road.